

DIAMOND 79 PLAZA

2980 JOE DIMAGGIO BLVD, ROUND ROCK, TX 78665



LEASE BROCHURE

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664



PRESENTED BY:

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TX #624525

DIAMOND 79 PLAZA

2980 Joe DiMaggio Blvd, Round Rock, TX 78665
Bldg. A Complete | Shell Delivery - 1,200 SF Remaining



OFFERING SUMMARY:

BUILDING A:	1,200 SF Remaining
BUILDING B:	Pre-Leasing 679 SF - 11,015 SF
LEASE RATE:	\$36.00 SF + (NNN)
PARKING RATIOS:	Restaurant - 1:100 SF Retail - 1:250 SF
ZONING:	Retail
MARKET:	Austin
SUBMARKET:	Round Rock

PROPERTY OVERVIEW:

Brand New Development, Diamond 79 Plaza will offer 2 Retail Buildings with a total of 25,377 SF.

LOCATION OVERVIEW:

Diamond 79 is located at the Northeast corner of Joe DiMaggio Blvd and Hwy 79. Directly across from the new Kalahari Water Park and Resort. The Plaza is just west of Dell Diamond and adjacent to Old Settlers Park, the crown jewel of Round Rock. Old Settlers Park is the Sports Capital of Texas with over 645 acres destination in the youth and amateur sports leagues. The surrounding area will be the central entertainment and sports hub for Round Rock.

Close proximity to Dell Corporate Headquarters, Amazon Distribution Center, Texas A&M Health Science Center, 28.1 miles to Tesla Giga Texas Austin and 27.5 miles to ABIA. Surrounding neighborhoods include Forest Creek, Ryans Crossing, Paloma Lake.

Traffic counts: Hwy 79 Traffic Count - 43,170 VPD AW Grimes Traffic Count - 26,871 VPD

Round Rock, Texas, is the second-fastest growing city in America, with a population of more than 100,000.

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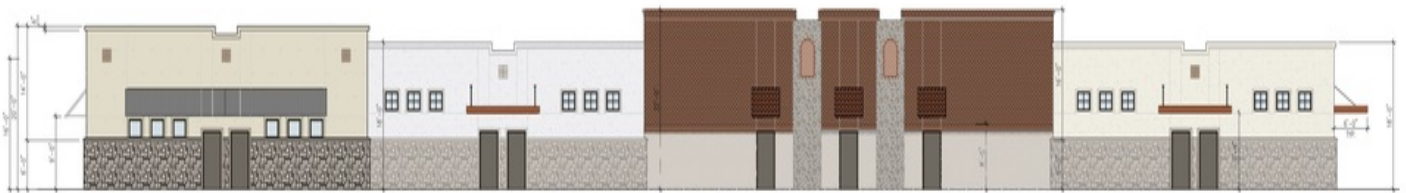
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A PARKING FACADE ELEVATION



B STREET FACADE



C SIDE ELEVATION



D SIDE ELEVATION

ELEVATIONS - BUILDING A - CONCEPT 1
SCALE: 1/8" = 1'-0"

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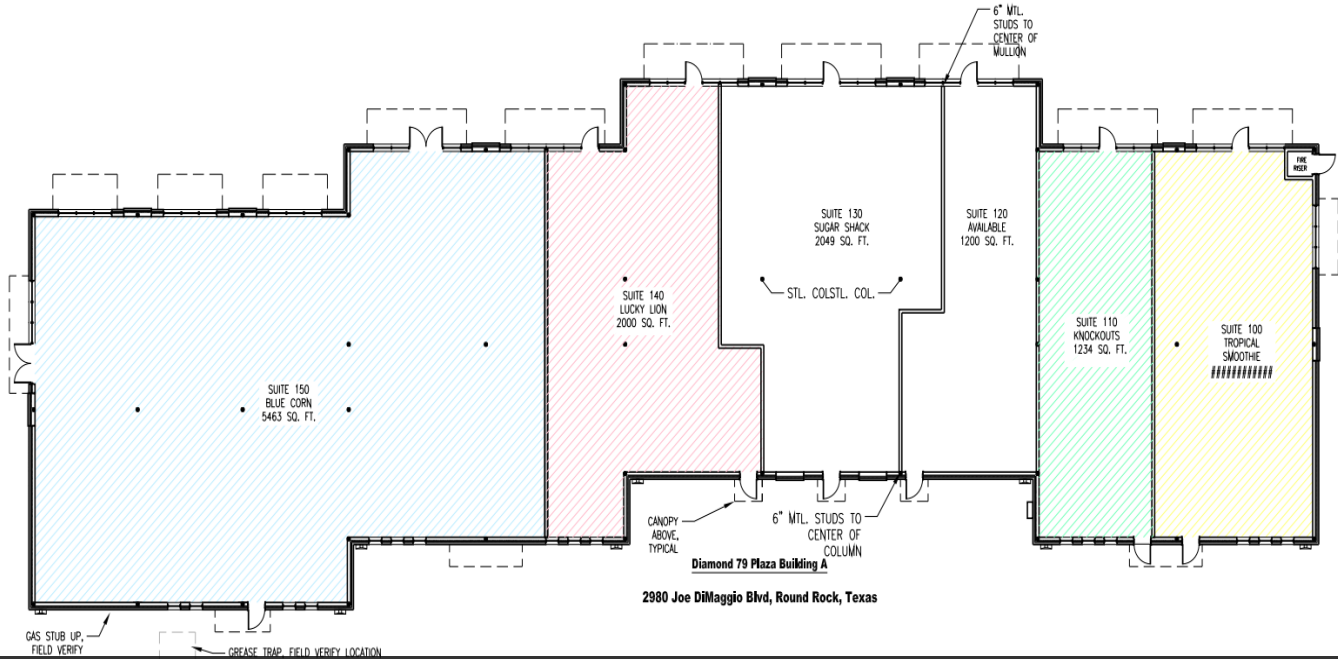
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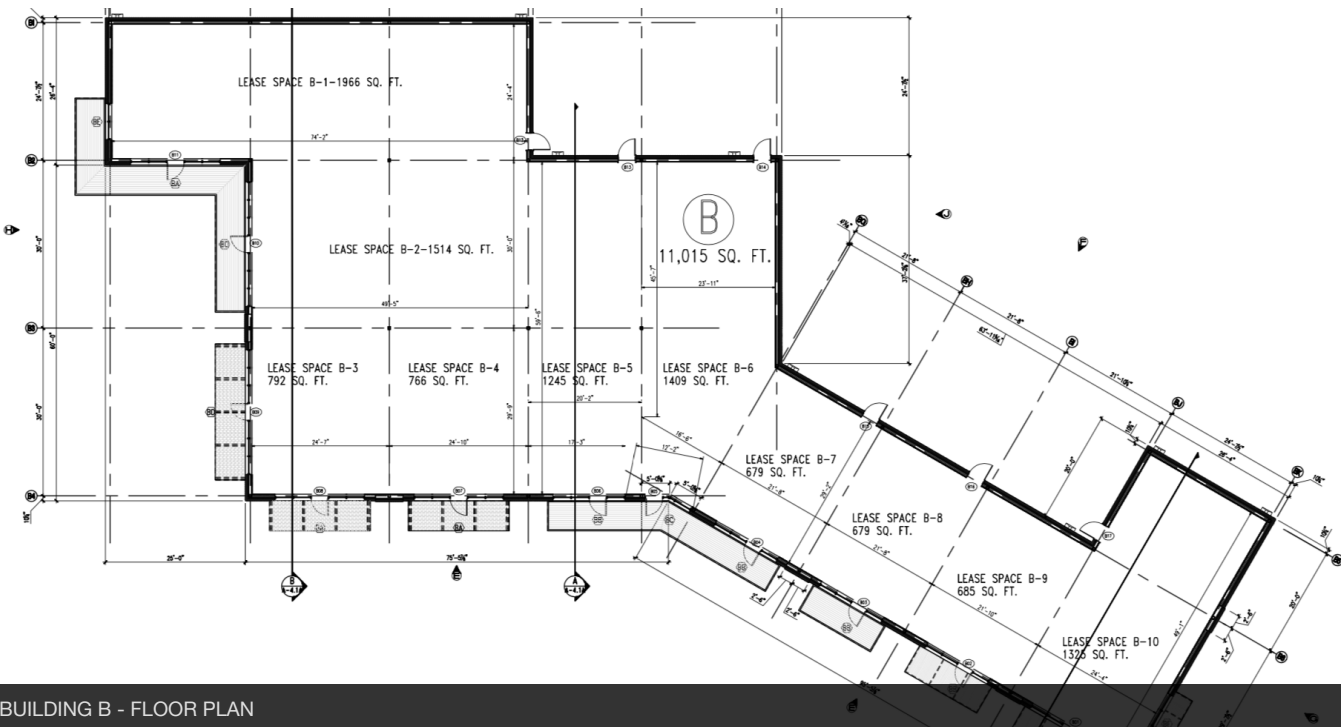
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BUILDING A - FLOOR PLAN



BUILDING B - FLOOR PLAN

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MASTER SITE PLAN

DIAMOND 79 PLAZA

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THE MASTER PLAN

DIAMOND 79 PLAZA

Joe DiMaggio Boulevard
Round Rock, Texas



Caption 1

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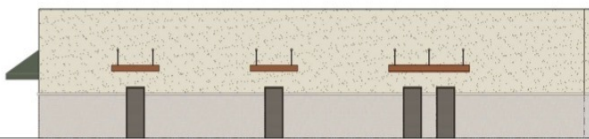
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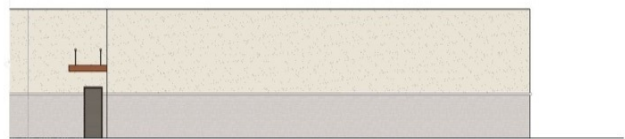
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(E) PARKING FACADE



(F) BACK ELEVATION



SITE PLAN
1/4" = 1'-0"



(G) SIDE ELEVATION



(H) SIDE ELEVATION

ELEVATIONS - BUILDING B - CONCEPT 1
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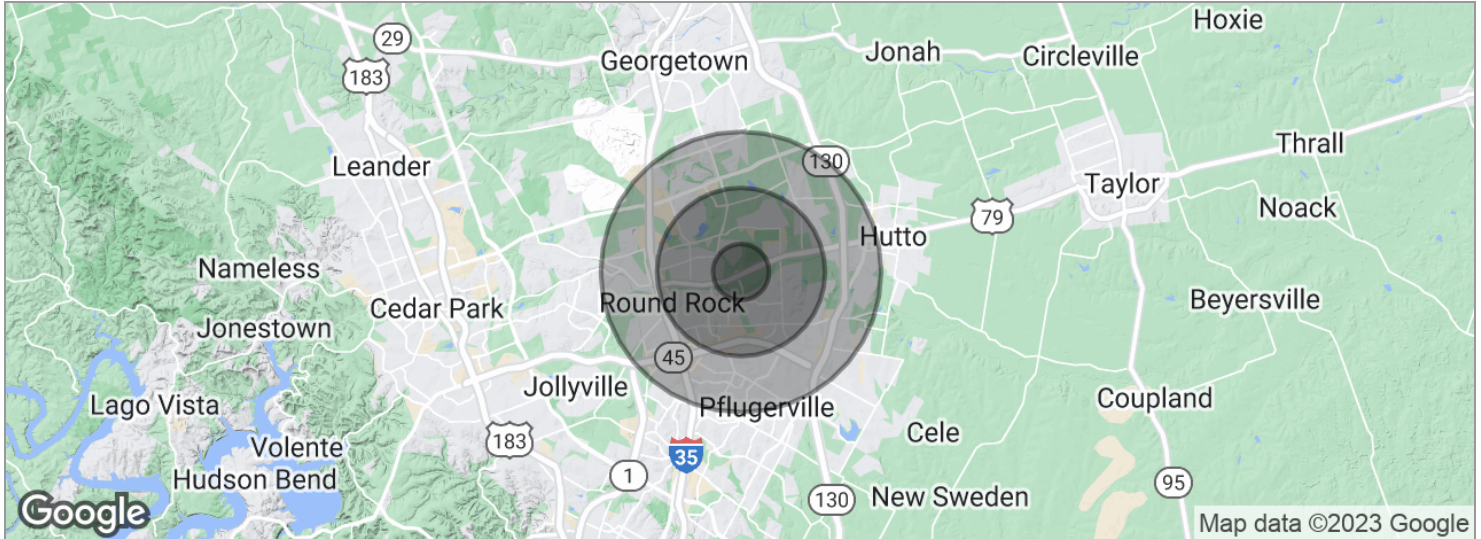
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,296	63,302	137,217
Median age	32.1	31.4	31.9
Median age (male)	31.8	31.2	31.6
Median age (Female)	32.4	31.6	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,592	22,283	47,892
# of persons per HH	2.7	2.8	2.9
Average HH income	\$79,576	\$78,291	\$80,514
Average house value	\$214,284	\$195,930	\$211,891

* Demographic data derived from 2020 ACS - US Census

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ROUND ROCK

We have secured Tropical Smoothie, Color Coated Nail Salon, and Ulian Ice, and expect 3 other LOIs within the next couple of weeks. Legends Village Master Development contains over 92 Office Cond units in Phase I, 18 (2,500 SF) Office Condo in Phase II, and over 35K SF of Mixed Use at The Shops at Legends Village all providing an excellent daytime lunch crowd and evening dinners. Other factors to consider are Old Settlers Park football, soccer, lacrosse, select baseball, softball, and many other family sporting events at this 600 AC complex. Hwy 79 is now the main artery to Samsung and many other significant employers positioning their business east of IH 35.

In terms of square mileage, Round Rock isn't very big, but you'll find that Round Rock has everything you need to succeed. Round Rock offers top talent, superior real estate, unparalleled quality of life, and is home to world-class businesses.

Ideally situated along Interstate 35, just north of the state capitol in Austin and Austin-Bergstrom International Airport, Round Rock offers easy access to hospitals, colleges, world-class shopping, hotels, museums, and more. Round Rock is one of the nation's most economically vibrant cities, and we are committed to supporting, encouraging, and fostering success in our community.

Round Rock is ranked one of the fastest growing cities in the United States and one of the coolest burbs in America, showing that people not only want to work here, but want to live here as well.

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ROUND ROCK MAJOR EMPLOYERS

Dell Technologies
Emerson Process Management
Round Rock Premium Outlets
Baylor Scott & White Health
St. David's Round Rock Medical Center
Liquidation Channel Sears
TeleservWayne Fueling Systems
Texas Guaranteed Student Loan

Seton Medical Center
Field Asset Services
Michael Angelo's Gourmet Foods, Inc
Chasco Constructors
TECO
Westinghouse Motor Company
Seton Hospital

EDUCATION

- Austin Community College- Round Rock Campus
- Texas State University- Round Rock Campus
- Texas A&M Health Science Center

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date